RE-RECORD · BOOK 11046 PAGE 614 BOOK 10214 PG 649

BOX 7

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(34923)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,000.00

Teresa M. Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Dowling (NAME)	Merrill Lynch Credit Corporation (NAME)	118-13-258
900 Noel Green (ADDRESS)	4802 Deer Lake Drive East (ADDRESS)	16DA-40407
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Jacksonville, Florida 32246-6484 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ira T. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Dowling, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Noel Green, of record in Book 6250, Page 804, Register's Office for said county, to which plan reference is hereby made for a more complete description.

This conveyance is subject to a Maintenance Agreement of record in Book 6609, Page 2, Register's Office for Davidson County, Tennessee. By acceptance of this deed Grantees hereby agree to accept pro-rata responsibility for upkeep, maintenance and repair of the Common Access known as Noel Green Court as set out in the Maintenance Agreement above. This acceptance of responsibility for upkeep, maintenance, and repair shall bind and run with the land.

BEING the same property conveyed to Ira T. Adams by deed from David Lipscomb University, Trustee, of record in Book 1439, Page 167, Registef's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Seller confirms that property was for investment purposes and never used as his personal residence.

unimproved ( )
This is improved (X) property, known as 900 Noel Green, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of September 19 96

Ira T. Adams

Ira T. Adams

BOOK 10214 PG 650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira T. Adams

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that be executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September 19 96.

Commission expires 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

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1289 08/03 0101 03CHECK 10.00

04699683
IDENTIF. & REFERENCE
98 AUG -3 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RE-RECORD

02332635
IDENTIF. & REFERENCE
96 OCT -3 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5302 10/03 0101 03CHECK 967.30